

SITE #8

Retail/Restaurant Mixed Use and Little River Promenade

150 Michigan Street



CONTACT:

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Executive Director

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SITE DESCRIPTION

This publicly-owned 4.2-acre site is made up of two partially vacant parcels on Tonawanda Island at the west end of the Thompson Street Bridge. The site contains an existing structure that is used by the Fire Department for training purposes. A Phase I Environmental Site Assessment was completed and is available for review.

SITE ACCESS

The site is within convenient walking distance of Downtown North Tonawanda. Vehicle access is available from Taylor Drive and Bridge Street.

EXISTING USE

Fire Training Facility

AT A GLANCE

SITE MAP ON BACK...

TAX PARCEL ID

184.08-1-8

184.08-1-9

SITE SIZE

180,338 sf

4.2 acres

OWNERSHIP

Public

CURRENT ZONING

Waterfront District (WD). Upcoming updates to the WD zoning district will incorporate performance standards to encourage flexibility in site design in exchange for public amenities.

EXISTING INFRASTRUCTURE

Water: North Tonawanda Water District

Sewer: North Tonawanda Sewer District

Electric: National Grid

Telecom: Verizon

DISTANCE TO INTERCHANGE (I-290)

2.8 miles

DISTANCE TO CANADIAN BORDER (LEWISTON/QUEENSTON BRIDGE)

14.4 miles

DISTANCE TO NIAGARA FALLS INTERNATIONAL AIRPORT

7 miles

DISTANCE TO BUFFALO NIAGARA INTERNATIONAL AIRPORT

12.8 miles



explore the momentum of life, work and play
at the water's edge

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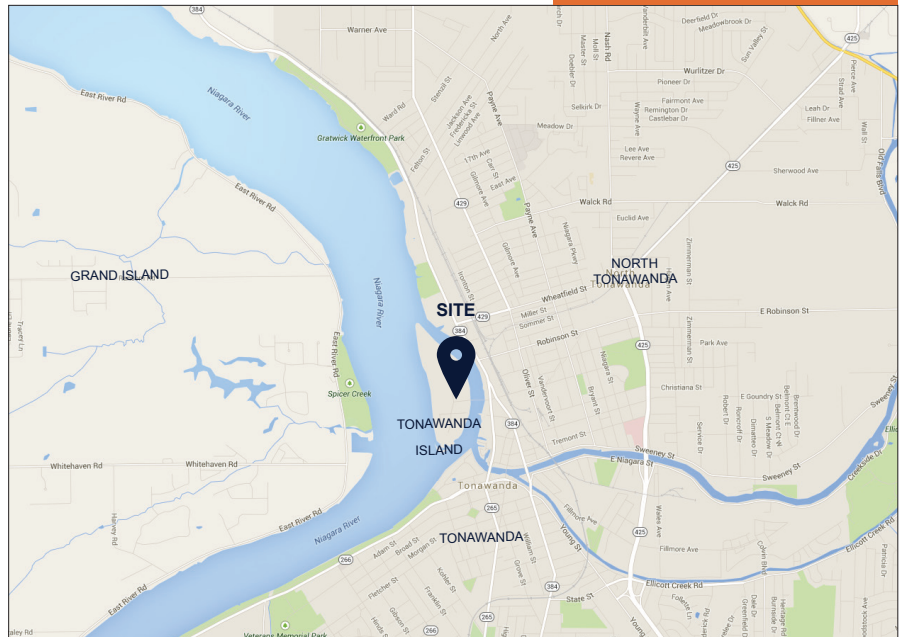
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FEATURED SITE



SITE ADVANTAGES

- Publicly-owned land
- Available for redevelopment
- Convenient site access
- Prime location on Tonawanda Island
- Frontage along the Little River
- Featured as a strategic site in the NT Momentum Revitalization Master Plan
- Incentives available



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